



City of Racine

Meeting Minutes

City Plan Commission

*Mayor Gary Becker, Alderman John M. Engel,
John Dickert, Elaine Sutton Ekes,
Vincent Esqueda, Joseph Muratore, Jr.,
Jud Wyant*

Wednesday, February 8, 2006

4:15 PM

Room 103, City Hall

Mayor Becker called the meeting to order at 4:17 p.m.

PRESENT: 5 - Gary Becker, John M. Engel, Elaine Sutton Ekes, Vincent Esqueda and Joseph Muratore Jr.

EXCUSED: 2 - John Dickert and Jud Wyant

*OTHERS PRESENT: Alderman Raymond Dehahn
Van H. Wanggaard, County Supervisor
Rick Heller, Chief Building Inspector
Brian O'Connell, Director of City Development
Matthew Sadowski, Principal Planner*

Approval of Minutes for the February 8, 2006 Meeting

A motion was made by Commissioner Esqueda, and seconded by Commissioner Muratore, to Approve the Minutes, as distributed. Motion approved.

05-1363

Subject: Direct Referral. Consideration of a request by Antoinette Marie Zell, MD of Swift Care requesting a Conditional Use Permit to replace an existing sign panel with an electronic (LED) sign panel at 2405 Northwestern Avenue. The property is zoned O/I Office Institutional District.

Recommendation: Approve, with conditions:

- a. That the plans stamped "Received February 1, 2006" and presented to the Plan Commission on February 8, 2006 be approved subject to the conditions contained herein.
- b. That all signs be professionally made.
- c. That this approval includes the removal of two existing monument signs and the installation of two new monument signs containing one-sided electronic signs on each monument. Final design of monument signs shall be submitted for the review and approval of the Director of City Development.

- d. That the electronic signs are for the exclusive use of a walk-in clinic and a pharmacy.
- e. That the total number of non-directional signs at this location shall not exceed five separate signs and the total square footage of such signs shall not exceed a total of 350 square feet.
- f. That the following information shall be submitted for the review and approval of the Director of City Development:
1. Prior to the issuance of a sign permit, a scalable site plan indicating the exact location of the approved monument signs that provides information such as setbacks from sidewalks, offsets from driveways, and vision triangles.
 2. By March 1, 2006, a policy stating the manner in which the electronic signs and all other exterior signage shall be utilized.
 3. By May 1, 2006, a landscaped plan depicting planting beds at the base of the two monument signs. The landscaping shall be planted by July 1, 2006.
- g. That no pennants, banners, streamers or other temporary signs shall be displayed at this location.
- h. That all applicable codes and ordinances be complied with and required permits acquired.
- i. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- j. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: P.H. 2405 Nothwestern.pdf

Mayor Becker introduced the item.

Director O'Connell reviewed the existing signage at the site, and explained the proposed signage, now before the Commission. He explained that there would be an one-sided electronic sign panels mounted on the outer most monument signs and that staff is not recommending approval of the central monument sign, as it is to be excessive and inappropriate for the use of the facility in question.

Dr. Antoinette Marie Zell advocated for the retention of the middle sign, stating that the sign panels have been reduced in size to address Commission members' concerns, but also that the central sign is necessary for identification of additional tenants in the facility.

Frank Rosselli, Building Owner, stressed the need for the central sign to advertise future tenants. He stated that the sign would only advertised specific specialties and not individual doctors. He stated that, if allowed to remain, the central sign would be relocated to the northern most driveway, if the intersection with High Street is realigned.

Discussion ensued regarding design characteristics of the monument signs, the effectiveness of the existing wall signs and the merits of having a central monument sign.

Speaking on behalf of Alderman Karas, Alderman Dehahn stated that he has no objection to the three monument signs.

In response to Mayor Becker, Mr. Rosselli stated that they would be willing to eliminate the central monument sign and transfer that signage to the northern and southern monument signs, keeping within the current proposal of those signs.

A motion was made by Alderman Engel and seconded by Commissioner Esqueda to recommend for approval, subject to the listed conditions in recommendation. Motion approved.

Ord.0916-06 **ORDINANCE NO. 5-06 RELATING TO ZONING - To amend the title of Chapter 114, Article VI, create Sec. 114-635, create Division 1. AC Access Corridor Overlay District, and create Division 2. FD Flex Development Overlay District, of the Municipal Code of the City of Racine, Wisconsin relating to Zoning.**

Mayor Becker introduced the item.

Director O'Connell stated that the ordinance before them reflects the Commission's past discussions.

A motion was made by Commissioner Muratore and seconded by Alderman Engel to recommend that the ordinance be adopted. Motion approved.

06-1447 **Subject:** Consideration of an ordinance amendment to alter the area defined as the "downtown area" to facilitate the implementation of the updated Downtown Plan.

Recommendation: Defer.

Mayor Becker introduced the item.

A motion was made by Alderman Engel, seconded by Commissioner Esqueda, that this file be deferred. Motion approved.

06-1448 **Subject:** Consideration of an ordinance amendment referencing design documents cited in the updated Downtown Plan as resources to be consulted when considering a project in the downtown area.

Recommendation: Defer.

Mayor Becker introduced the item.

A motion was made by Alderman Engel, seconded by Commissioner Esqueda, that this file be deferred. Motion approved.

[06-1524](#)

Subject: Direct Referral. Certified Survey Map for the Southside Industrial Park (former Jacobson/Textron property) at 1721 Packard Avenue.

Recommendation: That the four parcels Certified Survey Map submitted by the Redevelopment Authority for the property at 1721 Packard Avenue be approved, subject to the following language:

"Resolved that this Certified Survey Map, located in the City of Racine, is hereby approved by the Common Council of the City of Racine on this _____ day of _____, 2006."

Fiscal Note: N/A

Mayor Becker introduced the item.

Director O'Connell described the past history of the property, the boundaries of the Certified Survey Map, and its relation to the redevelopment of the Jacobsen/Textron site (now known as Southside Industrial Park). He reviewed right-of-way dedications and rededications and storm water management easements, and how they relate to the cement site design.

A motion was made by Commissioner Elaine Sutton Ekes, seconded by Commissioner Esqueda, that this file be recommended for approval, subject to the listed condition in recommendation. Motion approved.

Public Hearings at 4:30 p.m.

[06-1520](#)

Subject: Direct Referral. Consideration of a request by Andy Bohl of Bohl Automotive seeking a conditional use permit to offer for sale up to five vehicles at 2525 Douglas Avenue.

Recommendation: Defer.

Attachments: [P.H.-Bohl.pdf](#)

Mayor Becker opened the public hearing at 4:54 p.m., introduced the item, and explained the public hearing process.

Director O'Connell described the location of the proposal, reviewed the site plan, and described the applicant's intent.

Andy Bohl of Bohl Automotive stated that he wishes to be able to offer for sale vehicles that he has fixed, or has been given by vehicle owners who are unable to pay their repair bills, or vehicles that he has purchased from the auto auction, or his own personal cars.

Director O'Connell informed Commission members that Alderman Sollman has requested that this item be deferred to allow the Douglas Avenue Association an opportunity to meet with Mr. Bohl and discuss his proposal.

There being no further comments, or input from the public, Mayor Becker closed the public hearing at 4:57 p.m.

In response to Mayor Becker, Director O'Connell explained that the property currently has Conditional Use Permits for auto repair and for U-Haul Rental. However, U-Haul Rental vehicles are stored on a separate property at 2300 Douglas Avenue.

Responding to the conditions of approval, Mr. Bohl stated that he would be able to pave the parking area for the U-Haul trucks, but he would not be able to remove the building due to site contamination.

In response to questions by the Commissioners, Director O'Connell explained that this proposal is seen as being appropriate, as it truly represents an accessory use to the principal use of auto repair, unlike recent requests for auto sales on Douglas Avenue which minimize auto repair to an accessory use.

In response to Mayor Becker, Director O'Connell explained that the Douglas Avenue Plan does not advocate the elimination of auto sales, however it seeks to minimize their impact through appropriate lighting, landscaping, and signage. He stated that the proposed conditions were crafted to address the Plan's goals.

In response to Commissioner Muratore, Director O'Connell stated that based on the building size, there appears to be ample parking, even with the dedication of the five spaces for auto sales.

Commissioner Ekes stated that with the changes to the plan as recommended by staff, the proposal appears to meet the goals of Douglas Avenue Plan.

A motion was made by Commissioner Muratore, Jr., seconded by Alderman Engel, that this file be deferred. Motion approved.

06-1521

Subject: Direct Referral. Consideration of a request by Ignacio Castaneda seeking a conditional use permit to operate an auto repair facility at 1440 West Street.

Recommendation: Pending.

Attachments: P.H. - Castaneda.pdf

Mayor Becker opened the public hearing at 5:06 p.m. and introduced the item.

Director O'Connell indicated the location of the proposal on the map, adjacent land uses and zoning, and past enforcement action by the Building Department in regards to the operation of this business at this location.

Mr. Ignacio Castaneda explained that he has had difficulties in the past with his health which has contributed to the problems at this site in regards to appearance and operational deficiencies.

Rick Heller explained that there has been numerous complaints from neighbors regarding this operation including painting of vehicles outdoors, the accumulation of junk vehicles, and general disruption of the neighborhood.

In response to Commissioner Muratore, Mr. Castaneda stated that he is not operating the auto repair at this time. Mr. Castaneda stated that when he purchased the property, he was informed by the Department of City Development that he would need to apply for a conditional use permit. However, he acknowledged that he never did so.

There being no further comments and hearing no more questions, Mayor Becker closed the public hearing at 5:10 p.m.

A motion was made by Muratore, Jr., seconded by Alderman Engel, that this file be Deferred .

Adjournment

There being no further business before the Commission and hearing no objections, Mayor Becker adjourned the meeting at 5:11 p.m.

Respectfully submitted,

*Brian F. O'Connell, Secretary
Director of City Development.*